

# Whitakers

Estate Agents



**93 Riley Way, Hull, HU3 6DU**

**£185,000**

No Onward Chain!

This well presented three bed semi detached property occupies an enviable position on the development, situated down a Cul de sac with open aspect views over the park, ideal as a first time purchase or ideal for families looking to be in this sought after location.

The main features include - entrance, useful ground floor W.C, open plan fitted kitchen / diner with a host of appliances and a full width lounge with French doors that open out to the garden.

The first floor boasts three good bedrooms together with the well appointed modern shower room.

Externally to the front of the property is two allocated parking spaces with open aspect views, the rear garden is low maintenance by design, mainly artificial grass with a raised decked area and patio.

This property really ticks all the boxes in terms of size, condition and location. Early viewings are advised.

## The Accommodation Comprises

### Entrance Hall

An external double glazed panelled entrance door leads into the entrance hall. Having a laminate finish to the floor and a central heating radiator.

### Cloakroom / W.C.



Being fitted with a two piece suite comprising: low level W.C. suite and a pedestal wash hand basin. There is a central heating radiator and an obscured double glazed window.

### Dining Kitchen 13'5 x 11'5 (4.09m x 3.48m)



Being fitted with a range of contemporary units comprising wall mounted eye-level units, drawers and base units with a complementary fitted worksurface over which incorporates a sink and drainer unit with mixer tap. There is an integrated oven and separate hob with an extractor hood above, an integrated fridge freezer, and plumbing for an automatic washing machine. There is a tiled splashback finish to the walls, a laminate finish to the floor and a double glazed window.

### Lounge 11'5 x 14'7 (3.48m x 4.45m)



Having a laminate finish to the floor, a double glazed window, double glazed 'French' doors leading onto the rear garden, and a built-in understairs storage cupboard.

### First Floor Landing

Having a central heating radiator and a loft hatch access to the ceiling.

### Bedroom One 14'8 x 9'6 (4.47m x 2.90m)



Having two double glazed windows and a central heating radiator.

### Bedroom Two 9'8 x 8' (2.95m x 2.44m)



Having a double glazed window and a central heating radiator.



### Bedroom Three 6'7 x 6'4 (2.01m x 1.93m)



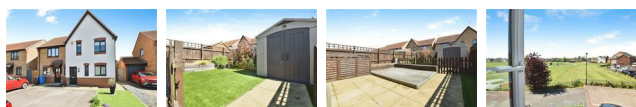
Having a double glazed window, a central heating radiator and a laminate finish to the floor.

### Shower Room



Being fitted with a three piece suite comprising; walk-in shower enclosure, low level W.C. suite and a vanity wash basin. The walls and floor are fully tiled.

### External



To the front of the property there is an open plan garden with open aspect.

To the rear of the property there is an enclosed low maintenance garden with areas laid to artificial lawn, decking and a paved patio.

### Parking

There are two allocated parking spaces.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 11 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Tenure

The property is freehold.

### Council Tax Band

Council Tax Band B

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Additional Services

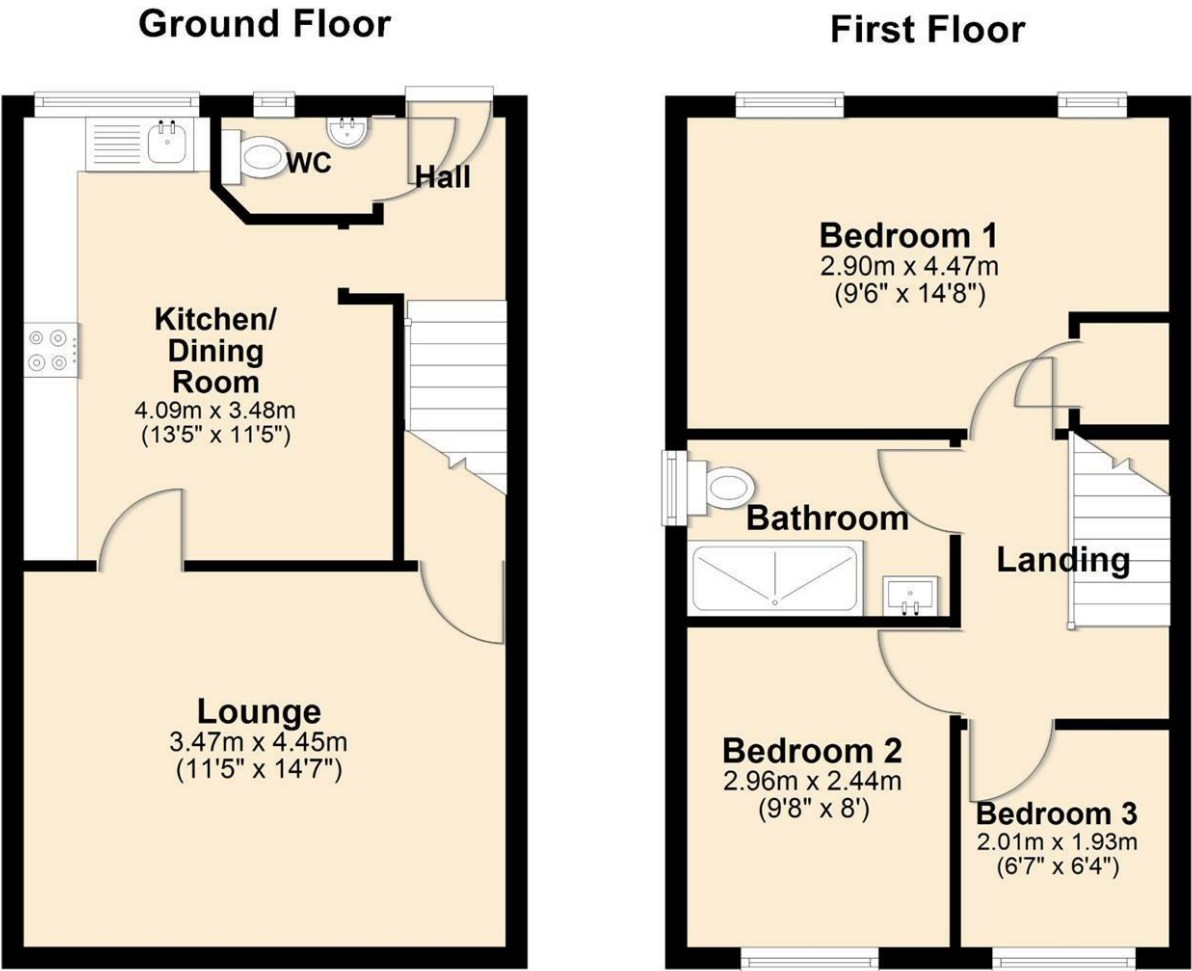
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

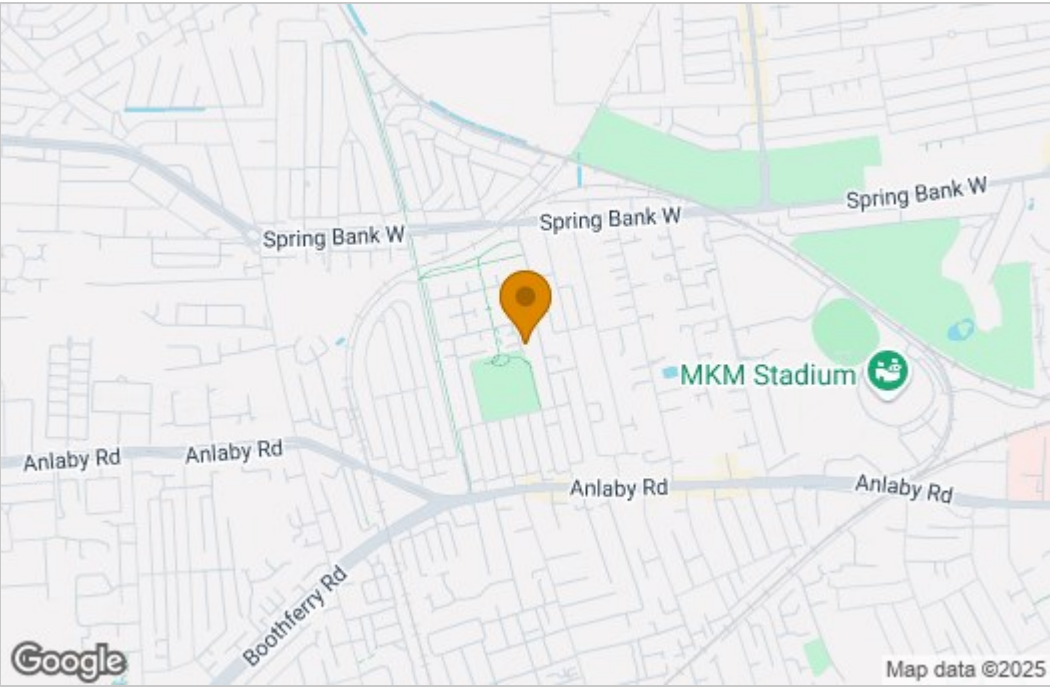
### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

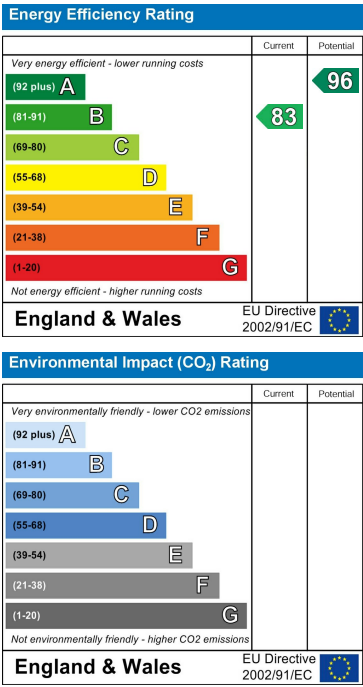
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.